

10709/2024

I-10457/2024

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted in
Registration. The signature, stamps and the
subsequent sheets attached with the
document are the part of this document

99AB 145149

2518788

29

K.M.C. BOUNDARY DECLARATION

Re : KMC Premises No.2122, Nayabad within
the KMC Ward No.109, Borough - XII,
Police Station - Panchasayar, Kolkata -
700 094.

I, SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937),
son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality :
Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP,
P.S. Anandapur, Kolkata - 700107, Director of M/S OIENDRILA PROMOTERS &
DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M) a company
incorporated under the Indian Companies Act, 1956, having its registered office at 27B,
Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, do hereby solemnly declare
and say as follows :

District Sub-Registrar-IV
Registrar D/S (2) at
Registration 1000
Alipore, South 24 Panchayat

25 SEP 2024

1. That by virtue of a registered Deed of Sale dated 13.09.2023, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.11332 for the year 2023, I have purchased a plot of land measuring an area of **02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft.** being Scheme Plot No.18, situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, ~~under~~ L.R. Khatian Nos.3107 and 3108, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, P.S. Panchasayar, Kolkata - 700094 from the previous Owners namely (1) **Smt. Sukla Chowdhury**, Wife of Late Jayanta Chowdhury, residing at 7/F, Abinash Chandra Banerjee Lane, Belegghata, P.S. Beliaghata, Kolkata - 700010 and (2) **Neha Chowdhury**, daughter of Late Jayanta Chowdhury, residing at 7/F, Abinash Chandra Banerjee Lane, Belegghata, P.S. Beliaghata, Kolkata - 700010, and on the same day by virtue of another registered Deed of Sale dated 13.09.2023, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.11333 for the year 2023, I have purchased another adjacent plot of land measuring an area of **02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft.** Scheme Plot No.17, situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian No.1630, known as KMC Premises No.2122, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2122-6, P.S. Panchasayar, Kolkata - 700094 from the previous Owner namely **Sri Supriya Mukherjee**, son of Late Sudip Kumar Mukherjee @ Mukhopadhyay, permanently residing at Shyama Apartment, Flat No.201, H-1, 2/1, Thakur Das Bagui Road, Baguihati, Aswini Nagar, Kolkata - 700 159, District-North 24 North Parganas, presently residing at Flat No.1601, Tower-5, Fresco, Nirvana Country, Sector-50, Islampur(97), Gurgaon, Haryana-122018.
2. That thereafter we recorded our both plots of land into one compact plot of land in the record of the KMC known as KMC Premises No.2122, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2122-6, within the P.S.

Panchasayar, Kolkata – 700099 and also recorded our names in the record of the B L & L R O vide L.R. Khatian No.2728 of Mouza-Nayabad, J.L. No.25.

3. That the land area of our own ownership as per present physical measurement the net land area is **357.674 Sq.mtr. corresponding to 05 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.101, known as **K.M.C. Premises No.2122, Nayabad**, under P.S. Panchasayar, Kolkata – 700094.
4. That I am going to submit the building plan for the construction of the building in my said property known as **K.M.C. Premises No.2122, Nayabad**, under P.S. Panchasayar, Kolkata – 700094.
5. That there is no Civil or Criminal suit pending against the said land which is free from all encumbrances.
6. That if there is any dispute arises over the said land area and boundary, The Kolkata Municipal Corporation shall have the right/authority to revoke the plan to be submitted by me for sanction of the building plan.
7. That I am at present the absolute Owner of total land area measuring **357.674 Sq.mtr. corresponding to 05 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft.** as per present physical measurement and the entire property is now butted and bounded by :

<u>ON THE NORTH</u>	:	Property of others;
<u>ON THE SOUTH</u>	:	12192 (40'-0") wide Black Top Road;
<u>ON THE EAST</u>	:	Property of others;
<u>ON THE WEST</u>	:	Property of others.
8. That the total land area within my ownership **357.674 Sq.mtr. corresponding to 05 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft.** as per present physical measurement has been shown in the annexed plan by **RED** border line and the said Plan is the part of this Deed of Declaration and no positional change is being occurred during this Boundary Declaration .
9. That the above statements are true to the best of my knowledge and belief.

IN WITNESS WHEREOF the Declarants put his signature
on this the 25th day of **September, 2024** (Two Thousand
and Twenty Four).

WITNESS :

1. *Anup Kumar Halder*
23K, Panchananala Rd.
Kolkata - 700029

Oindrila Promoters & Developers Pvt. Ltd.

Robin Paul
Director

2. *Abhejit Kumar Mishra*
vill Nij Matara
P.O. Battala
Dist - Purba Midnapur

DECLARANT

PPREPARED AS PER K.M.C. PROFORMA BY:

Somesh Mishra
(MR. SOMESH MISHRA)
ADVOCATE [Enrolment No. F/985/2008]
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE,
KOLKATA - 700 086.

PLAN SHOWING THE BOUNDARY OF THE PREMISES NO.- 2122,
NAYABAD, WARD NO.-109, BOROUGH-XII, R.S.DAG NO.-191, R.S.KHATIAN
NO.-131, MOUZA- NAYABAD, J.L.NO.-25, P.S.-PANCHASAYAR.

AREA OF LAND- 357.674 Sqm. (05 K.- 05 CH - 25.00 SQFT.)

AREA SHOWN IN RED COLOUR

SCALE - 1 : 100

N



21336

16764

16764

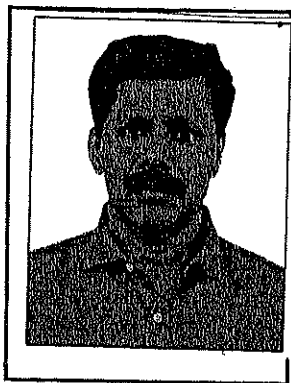
21336

12192 (40'-0") WIDE BLACK TOP ROAD

Oiendrilla Promoters & Developers Pvt. Ltd.

For Signature

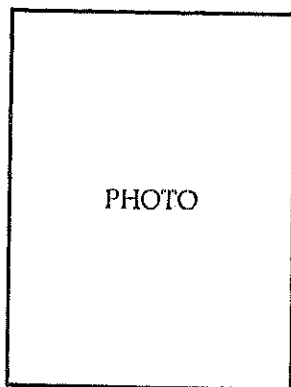
Director



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name..... PRABIR PAUL

Signature *Prabir Paul*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2002518788/2024	Office where deed will be registered
Query Date	23/09/2024 5:33:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,16,27,425/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2122, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 25 Sq Ft	1/-	1,16,27,425/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.8229Dec	1/-	116,27,425 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Oiendrila Promoters And Developers Private Limited (Private Limited Company) 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporate:XX-XX-2XX9, PAN No. AAxxxxxx9M, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2002518788 of 2024, Printed On : Sep 23 2024 6:05PM, Generated from wbregistration.gov.in

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Prabir Paul Son of Mr Santi Ranjan Paul 783, Anandapur, Urabana, Tower-6, Tower-6, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. AFxxxxxx7Q , Aadhaar No.: 90xxxxxxxx0937	Oiendrilla Promoters And Developers Private Limited (as Director)

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village - Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Prabir Paul

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090821226 Premises No. : 2122 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : M/S OIENDRILA PROMOTERS & DEVELOPERS PVT. LTD , ITS DIRECTOR PRABIR PAUL Owner Address : 27B BOSE PUKUR ROAD , P.O & P.S-KASBA, KOLKATA Pin No. : 700042	Character of Premises: Total Area of Land: 05 Cottah, 05 Chatak, 25 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-10-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-10-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



Query No: 2002518788 of 2024, Printed On : Sep 23 2024 6:05PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-10457/2024	Date of Registration	25/09/2024
Query No / Year	1604-2002518788/2024	Office where deed is registered	
Query Date	23/09/2024 5:33:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,16,27,425/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



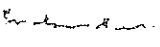
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2122, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 25 Sq Ft	1/-	1,16,27,425/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.8229Dec	1 /-	116,27,425 /-	



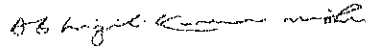
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Oiendrila Promoters And Developers Private Limited 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAXxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

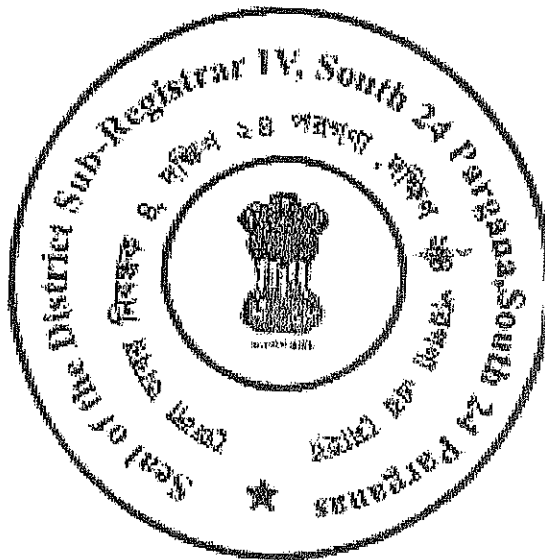
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Prabir Paul (Presentant) Son of Mr Santi Ranjan Paul Date of Execution - 25/09/2024, , Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office	Photo  <small>Sep 25 2024 1:45PM</small>	Finger Print  <small>LT1 25/09/2024</small>	Signature  <small>25/09/2024</small>
783, Anandapur, Urabana, Tower-6, Tower-6, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : Oiendrilla Promoters And Developers Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village - Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 <small>25/09/2024</small>	 <small>25/09/2024</small>	 <small>25/09/2024</small>
Identifier Of Mr Prabir Paul			

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 304605 to 304617
being No 160410457 for the year 2024.



Digitally signed by SANTANU BASAK
Date: 2024.09.25 14:52:37 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 25/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.